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55 Blake Close, Rainham, RM13 8BE

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Asking Price £380,000

Hunters Hornchurch are delighted to offer for sale this end of terrace property situated in Rainham.

The property comprises of: porch, entrance hallway, cloakroom, fitted kitchen and lounge.

To the first floor are three bedrooms and four piece family bathroom.

Externally to the front the property has a block paved driveway with parking for one vehicle.

To the rear is a well stocked garden with patio area, lawn and a mix of plants and shrubs.

There is also a shed and garage en block.

The property is situated close to local shops and amenities.

Whybridge Infant and Junior School (Ofsted: Good), The Brittons Academy (Ofsted: Good) and La Salette Catholic Primary School (Ofsted: Good) are all within 0.6 miles.

Rainham Station on the C2C line is 1 mile.

****NO ONWARD CHAIN****

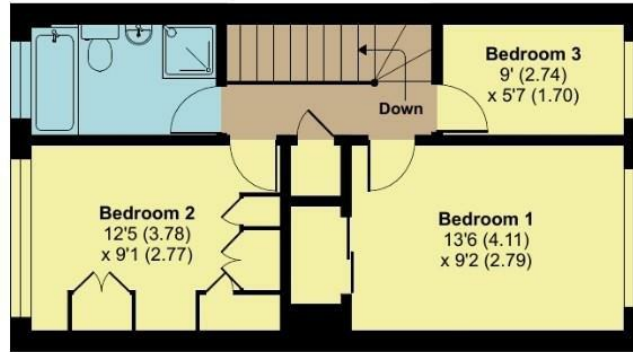
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hornchurch@hunters.com | www.hunters.com

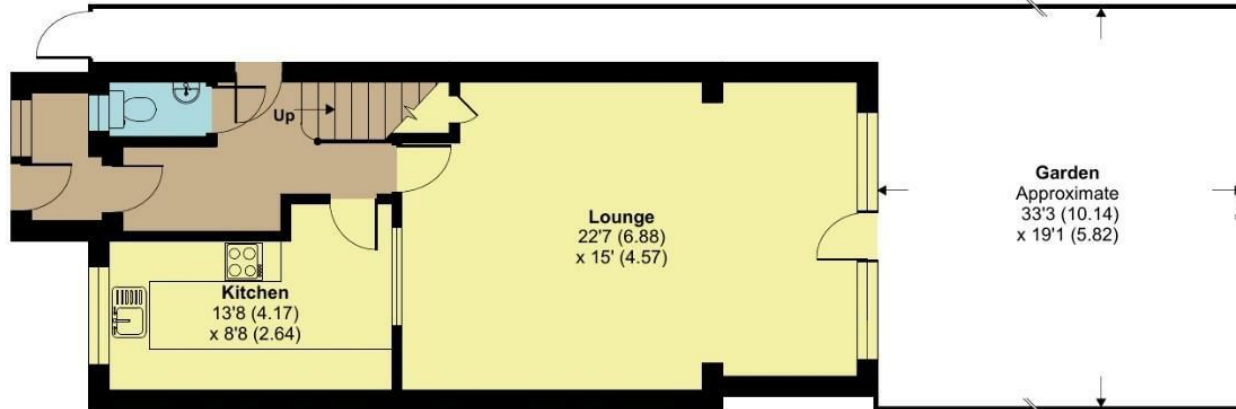
Blake Close, Rainham, RM13

Approximate Area = 1024 sq ft / 95.1 sq m

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 41.2 SQ M
(444 SQ FT)

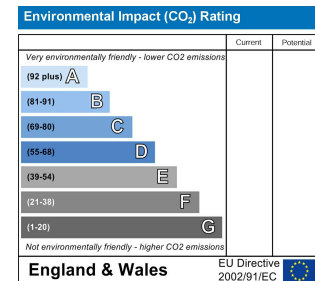
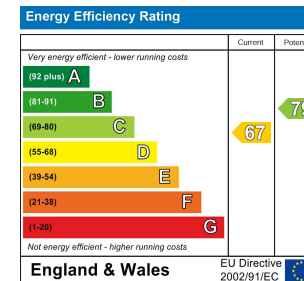


GROUND FLOOR
APPROX FLOOR
AREA 53.9 SQ M
(580 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcchcom 2024. Produced for Hunters Property Group. REF: 1138641



Frontage

Block paved driveway with off road parking for one vehicle

Porch

UPVC double glazed door and window to front

Entrance Hallway

UPVC double glazed door to front, UPVC double glazed door to side, plastered papered walls, fitted carpet, under stairs cupboard, radiator

Lounge

22'7" x 15'

UPVC double glazed door and windows to rear, plastered papered walls, fitted carpet, under stairs cupboard, radiator

Kitchen

13'8" x 8'8"

UPVC double glazed window to front, fitted kitchen with a mix of eye level and base units, roll worktops, integrated oven, hob and extractor fan, space and plumbing for washing machine, space for fridge freezer, tiled walls, tiled flooring

Stairs and Landing

Plastered papered walls, fitted carpet

Bedroom One

13'6" x 9'2"

UPVC double glazed window to rear, plastered papered walls, fitted cupboard, fitted wardrobes, radiator

Bedroom Two

12'5" x 9'1"

UPVC double glazed window to front, plastered papered walls, fitted carpet, fitted wardrobes, radiator

Bedroom Three

9' x 5'7"

UPVC double glazed window to front, plastered papered walls, fitted carpet, radiator

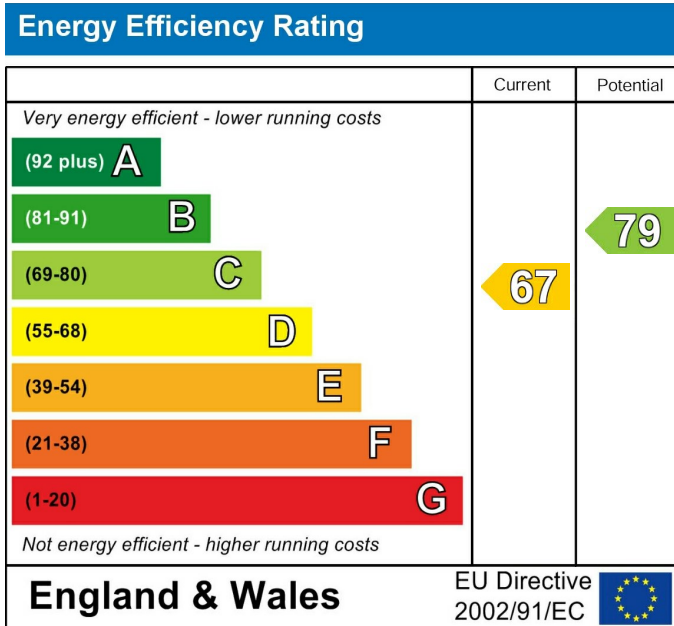
Bathroom

UPVC double glazed window to front, bath suite comprising of: low level w/c, vanity sink unit, panelled bath, shower cubicle with wall mounted shower, tiled walls, vinyl flooring

Garden

33'3" x 19'1"

Rear garden with a patio area leading from the back of the house, lawn with a mix of plants and shrubs bordered by wood panelled fencing, shed



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

